

LOCATION MAP  
1"=3000'

**SITE INFORMATION**  
LEGAL DESCRIPTION: PARCEL NO. 21, VOL. 2866, PG. 1014, LOT 14 AND PART OF LOT 15, FAIRVIEW ACRES, VOL. 2575, PG. 191.  
TOTAL AREA: 136 ACRES  
ZONING: 136 ACRES R-1, 1.0 ACRES B-3  
PROPOSED LAND USE:  
R-1 RESIDENTIAL - SINGLE FAMILY DETACHED  
B-3 UNDETERMINED  
ALL STREETS ARE LOCAL TYPE "A" UNLESS OTHERWISE NOTED.  
PROPERTY IS WITHIN THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. NOTIFICATION OF THE PROPOSED DEVELOPMENT HAS BEEN PROVIDED TO NEISD.  
100 YEAR FLOODPLAIN (NON-DETAILED STUDY):  
PER FEMA MAP NO. 48020C0002E DATED FEBRUARY 16, 1996 IS INDICATED ON THIS PROPERTY.  
LEVEL 2 TRAFFIC IMPACT ANALYSIS HAS BEEN PREPARED FOR THIS DEVELOPMENT.  
DEVELOPMENT OF THIS PROPERTY WILL BE IN COMPLIANCE WITH THE CITY OF SAN ANTONIO TREE PRESERVATION ORDINANCE.

**PROPERTY OWNER**  
FAIRVIEW ACRES SUBDIVISION (NCB 16587)  
LOT BLOCK ADDRESS  
7 15034 NACOGDOCHES RD CHAVEZ NACOGDOCHES PROPERTIES, LLC  
8 16002 NACOGDOCHES RD BOBBY & BEVERLY KIRK  
9 16002 NACOGDOCHES RD EDWARD & ESTHER ECKOLS  
10 16002 NACOGDOCHES RD EDWARD & ESTHER ECKOLS  
11 16110 NACOGDOCHES RD EDWARD & ESTHER ECKOLS  
12 16110 NACOGDOCHES RD MALDONADO NURSERY & LANDSCAPING  
13 16102 NACOGDOCHES RD MALDONADO NURSERY & LANDSCAPING  
14 16102 NACOGDOCHES RD GARY BACZEWSKI  
15 16102 NACOGDOCHES RD APRIL ENTERPRISES, INC.  
UNPLATTED (NCB 16587)  
P-1A ON LOOP 1604 E JOHN SANTIKOS, ET AL  
P-5 ON LOOP 1604 E ORION TEMPLETON, ET AL

**RAINTREE SUBDIVISION (NCB 16587)**  
LOT BLOCK ADDRESS  
1 5 6967 RAINTREE PATH EDWARD WERTKE & MARTHA GIANOTTI  
2 5 6963 RAINTREE PATH XUAN & HEN NGUYEN  
3 5 6963 RAINTREE PATH RICHARD & MARIAN ELLI  
4 5 6965 RAINTREE PATH TAIKUS FELIX & TANISHA FULLER  
5 5 6961 RAINTREE PATH JEFFREY & SHAWNDRAS MUSSEY  
6 5 6947 RAINTREE PATH FRANCISCO & CHRISTINA CAVAZOS  
7 5 6943 RAINTREE PATH TOMMY & DIAN LEWIS  
8 5 6938 RAINTREE PATH SA BUENA VISTA LTD PARTNERSHIP  
9 5 6935 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
10 5 6931 RAINTREE PATH DEBORAH BASABE  
11 5 6927 RAINTREE PATH LUCIA COCENA  
12 5 6923 RAINTREE PATH AARON & BARBARA SALAS  
13 5 6919 RAINTREE PATH DRUSILA MERFA  
14 5 6915 RAINTREE PATH CARMELO & RICHARD HUGO  
15 5 6911 RAINTREE PATH MARK & ELIZABETH COURTADE  
16 5 6907 RAINTREE PATH ARTURO & KIM TORRES  
17 5 6903 RAINTREE PATH NSA & GESSI CONKLIN  
18 5 6901 RAINTREE PATH BRADLEY & VERONICA MOORE  
2 4 6987 RAINTREE PATH GUILLERMO & ANNABELLE FINA  
3 4 6983 RAINTREE PATH PALMRO & CRISTINA RANGEL  
4 4 6979 RAINTREE PATH ROYAL & LISA CARMONY  
5 4 6975 RAINTREE PATH WILLIAM & JANICE BRELAND  
6 4 6971 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
7 4 6967 RAINTREE PATH DIANE CALUMIL  
8 4 6963 RAINTREE PATH JOHN & MARY CRTEGA  
9 4 6959 RAINTREE PATH THOMAS & MARGARET AGUIRRE  
10 4 6955 RAINTREE PATH PATRICK & DAWN CANALES  
11 4 6951 RAINTREE PATH HUMBERTO RIOS  
12 4 6947 RAINTREE PATH ALAN & KRISTINE RAMEY  
13 4 6943 RAINTREE PATH CHRISTOPHER & RACHEL LOPEZ  
14 4 6939 RAINTREE PATH MICHAEL & PATRICK LOWRY  
15 4 6935 RAINTREE PATH HECTOR & ANILDA GARCIA  
16 4 6931 RAINTREE PATH TRACY BLANCO  
17 4 6927 RAINTREE PATH BARBARA DUFFIELD  
18 4 6923 RAINTREE PATH KIRK & JENNIFER HARBARGER  
19 4 6919 RAINTREE PATH CHARLE & LINDA NOLAN  
20 4 6915 RAINTREE PATH TIMOTHY & NATALIE LOFTIN  
21 4 6911 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
22 4 6907 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
23 4 6903 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
24 4 6901 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD  
25 4 6897 RAINTREE PATH KAUFMAN & BROAD OF TX, LTD

**UNPLATTED (NCB 16587)**  
P-4E 15086 TOEPPERWEIN RD BRYAN & KATINA DEKAY  
P-3 15130 TOEPPERWEIN RD HILL COUNTRY MATERIALS, INC.

**UNPLATTED (NCB 16587)**  
P-2 15238 TOEPPERWEIN RD HARRY & EDLINE SCHULMEIER  
P-1 15504 TOEPPERWEIN RD IRVIN & VIRGINIA SCHULMEIER

UNIT NO.	NUMBER OF LOTS
UNIT 1	73
UNIT 2	88
UNIT 3	77
UNIT 4	102
UNIT 5	84
UNIT 6	71
UNIT 7	69
TOTAL	564

PLAN HAS BEEN ACCEPTED BY  
3-20-01 (date)  
702 (number)  
If no plans are filed, plan will expire  
On 9-19-02  
1st plat filed on

NO.	REVISIONS	DESCRIPTION	DATE	REVISED BY
1	ADDRESS REVIEW COMMENTS	3/1/01		
2	ADD MEDIAN DETAIL	9/19/01		

**EDC**  
ELORRAGA DEVELOPMENT CONSULTANTS, INC.  
3308 Broadway Suite 205  
San Antonio, Texas 78209  
(210) 832-9791

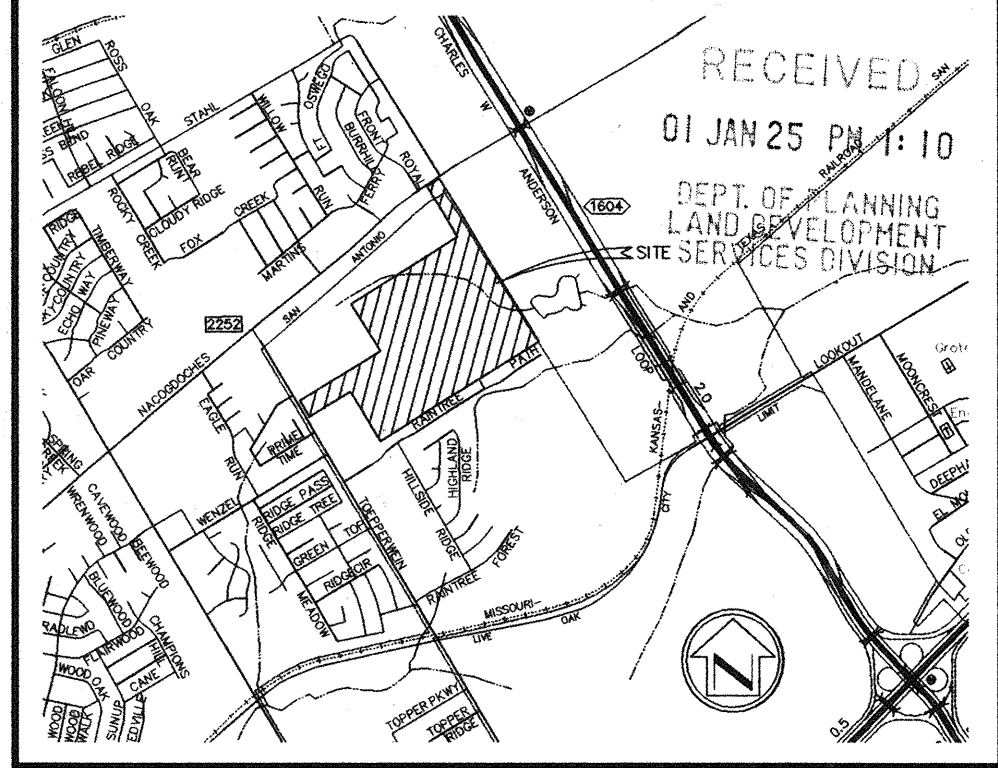
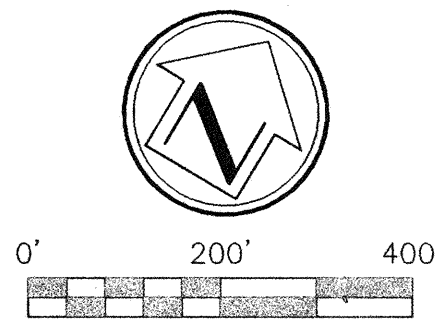
PREPARED FOR:  
**DESARROLLOS**  
**ANTOPAZ, SA**

**LEANO HEIGHTS**  
PRELIMINARY OVERALL SUBDIVISION  
AREA DEVELOPMENT PLAN  
10 MAR 19 PM 2:42  
RECEIVED  
SAN ANTONIO, TEXAS

DESIGNED: M.P.  
DRAWN: B.C.  
CHECKED: J.E.  
DATE: 12/6/00  
SCALE: 1"=200'



G:\s2000\WORK\9303\9303\9303.dwg, 01/23/01 09:39:08 AM



**SITE INFORMATION**  
LEGAL DESCRIPTION: PARCEL NO. 21, VOL. 268, PG. 1014, LOT 14 AND 15, FAIRVIEW ACRES, VOL. 257, PG. 191  
TOTAL AREA: 136 ACRES  
ZONING: 135 ACRES S-1, 1.0 ACRES B-3  
  
PROPOSED LAND USE:  
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100 YEAR FLOODPLAIN (NON-DETAILED STUDY)  
PER FEMA MAP NO. 48020C0303E DATED FEBRUARY 16, 1996 IS INDICATED ON THIS PROPERTY.  
  
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14 16102 NACOGDOCHES RD	GARY BACEVSKI
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P-1A ON LOOP 1604 E	JOHN SANTIKOS, ET AL
P-5 ON LOOP 1604 E	ORION TEMPLETON, ET AL

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LOT BLOCK ADDRESS	
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2 5 6863 RAINTREE PATH	XUAN & HEN NGUYEN
3 5 6869 RAINTREE PATH	RICHARD & MARIAN EGLI
4 5 6865 RAINTREE PATH	TALRUS FELIX & TANISHA FULLER
5 5 6861 RAINTREE PATH	JEFFREY & SHAWANDA MOSSER
6 5 6847 RAINTREE PATH	FRANCISCO & CHRISTINA CAVAZOS
7 5 6843 RAINTREE PATH	TOMMY & DAWN LEWIS
8 5 6839 RAINTREE PATH	SA BUENA VISTA LTD PARTNERSHIP
9 5 6835 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
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15 5 6811 RAINTREE PATH	MARK & ELIZABETH COURTADE
16 5 6807 RAINTREE PATH	ARTURO & KIM TORRES
17 5 6803 RAINTREE PATH	NGA & GESSI CONKLIN
1 4 6891 RAINTREE PATH	BRADLEY & VERONICA MOORE
2 4 6887 RAINTREE PATH	GALLERMO & ANNABELLE PINA
3 4 6883 RAINTREE PATH	PALMIRIO & OFELINDA RANGEL
4 4 6879 RAINTREE PATH	RONALD & LISA CARMONY
5 4 6875 RAINTREE PATH	WILLIAM & JANCIE BRELAND
6 4 6871 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
7 4 6867 RAINTREE PATH	DIANE CALUMUM
8 4 6863 RAINTREE PATH	JOHN & MARY ORTEGA
9 4 6859 RAINTREE PATH	THOMAS & MARGARET AGUIRRE
10 4 6855 RAINTREE PATH	PATRICK & DAWN CAVALES
11 4 6851 RAINTREE PATH	HUMBERTO RIOS
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UNPLATTED (NCB 16587)	
P-4E 15088 TOEPPERWEIN RD	BRYAN & KATINA DEKAY
P-3 15130 TOEPPERWEIN RD	HILL COUNTRY MATERIALS, INC.

UNPLATTED (NCB 16587)	
P-2 15288 TOEPPERWEIN RD	HARRY & EDLINE SCHULMEIER
P-1 15504 TOEPPERWEIN RD	IRVIN & VIRGINIA SCHULMEIER

UNIT NO.	NUMBER OF LOTS
UNIT 1	73
UNIT 2	88
UNIT 3	77
UNIT 4	102
UNIT 5	84
UNIT 6	71
UNIT 7	69
TOTAL	564

REVISIONS	NO.	DESCRIPTION	DATE	REVISOR

**EDC**  
ELORRAGA DEVELOPMENT CONSULTANTS, INC.  
3308 Broadway Suite 205  
San Antonio, Texas 78209  
(210) 832-9791

PREPARED FOR:  
**DESARROLLOS**  
**ANTOPAZ, SA**

**LEANO HEIGHTS**  
**PRELIMINARY OVERALL**  
**AREA DEVELOPMENT PLAN**  
SAN ANTONIO, TEXAS

DESIGNED: M.P.  
DRAWN: B.C.  
CHECKED: J.E.  
DATE: 12/6/00  
SCALE: 1"=200'

SHEET  
**1**  
OF 1

#702





# City of San Antonio

## POADP APPLICATION

125 PM 1:09

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: January 25, 2001 Name of POADP: Leano Heights  
Owners: Desarrollos Antopaz Consulting Firm: Elorriaga Development Consultants, Inc.  
Address/Zip code: 4715 Fredericksburg Rd.  
3rd Floor Address/Zip code 3308 Broadway, Suite 205  
San Antonio, Texas 78229 San Antonio, Texas 78209

Phone: (210)366-1611 Phone: (210)832-9791

Existing zoning: R-1, B-3(1 acre) Proposed zoning: Same

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 7 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 10  
Ferguson map grid 519 D-6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>564</u>	<u>136</u>
Multi-family (MF)	<u>          </u>	<u>          </u>
Commercial and non-residential	<u>          </u>	<u>          </u>

Is there a previous POADP for this Site? Name N/A No.           

Is there a corresponding PUD for this site? Name N/A No.           

Plats associated with this POADP or site? Name Fairview Acres No. V.2575,P.191

Name            No.           

Name            No.           

Contact Person and authorized representative:

Print Name: John Elorriaga Signature:   
Date: January 25, 2001 Phone: (210)832-9791 Fax: (210)832-9793

RECEIVED  
01 JAN 25 PM 1:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the North East School District and they have been contacted concerning this development.



☒ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

**Nacogdoches Road**

**Toepperwein Road**

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: John Elorriaga Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

RECEIVED  
01 JAN 25 PM 1:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
Page 3 of 3





# CITY OF SAN ANTONIO

March 20, 2001

John Elorriaga

E.D.C. Consultants, Inc.  
3308 Broadway Suite 205  
San Antonio, TX 78209

Re: Leano Heights

POADP # 702

Dear Mr. Elorriaga:

The City Staff Development Review Committee has reviewed Leano Heights Subdivision Preliminary Overall Area Development Plan # 702. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



Mr. Elorriaga  
Page 2  
March 20, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works





# CITY OF SAN ANTONIO

February 12, 2001

John Elorriaga

E.D.C. Consultants, Inc.  
3308 Broadway Suite 205  
San Antonio, TX 78209

Re: Leano Heights

POADP # ?

Dear Mr. Elorriaga:

The City Staff Development Review Committee has reviewed Leano Heights Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

- 1.) The proposed street "O" (local type B) accessing from Toepperwein Road will need to comply with the Low Speed Design Ordinance.
- 2.) Tx-Dot requires a 10' foot dedication along Nacogdoches Road.
- 3.) An approved T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME: LEONO HEIGHTS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: zoned B-3 & R-1

Signature

Title

Date

May 8, 2000 MH Jr.





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☒ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01  
3-29-01

POADP NAME:

LEONARDO HEIGHTS

(Resubmitted)

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01  
3-29-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Please approve pending Traffic  
Calming Device detail.  
18' Min from curb to curb @ Island.

[Signature]

Signature

Subdiv. Sec.

Title

3/16/01

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME: LEON Heights

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

**LOW SPEED DESIGN  
ON DISTANCE.**

**[Signature]**

Signature

**SA. ENCL. Div.**

Title

**2/9/01**

Date





# REVIEW of POADP

01 JAN 31 AM 9:37

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☒ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

LEONO HEIGHTS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

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☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: TOEPPERWEIN ROAD IS ON THE MTP REQUIRING A  
MIN. OF 80' ROW. PROPOSE PLAT ADDRESSES THIS THOROUGHFARE  
NACODICHES RD IS ON THE MTP AND TXDOT SYSTEM REQUIRING  
A MIN. OF 80' ROW AND TXDOT RELEASE. HOWEVER, THIS THOROUGHFARE  
IS NOT SHOWN IN THE PARAMETERS OF THIS REQUEST

[Signature]

Signature

Planner

Title

021301

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage  
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection  
☐ Major Thoroughfare ☐ Traffic T.I.A.  
☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-19-01

RECEIVED  
01 FEB 13 PM 12:45  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

POADP NAME: LEONO HEIGHTS

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☒ I recommend approval

☐ I do not recommend approval

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subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: & recommendations:

- Coordinate tree preservation
- Preserve 100 yr flood as openspace in natural state
- Provide connections to creek through neighborhood(s)
- face houses to creek to increase property values

Dublin Reid

City Engineer

2/9/01

Signature

Title

Date





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

January 29, 2001

## P.O.A.D.P. REVIEW

Leano Heights

Located on FM 2252 (Nacogdoches Road) @ Stahl Road

RECEIVED  
FEB -1 AM 11:11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	At the time of platting, <u>TxDOT will require a 10' dedication along the entire FM 2252 frontage (see attached layout). 50' right of way flares are required at the intersection of the proposed "Street A" and FM 2252.</u>
Access Limits/Restrictions	All future access to the remainder of lot 14 and 15 shall be from the proposed "Street A". At the time of platting a 1' non access easement will be required along FM 2252 (see attached layout).
WPAP Requirements	None.

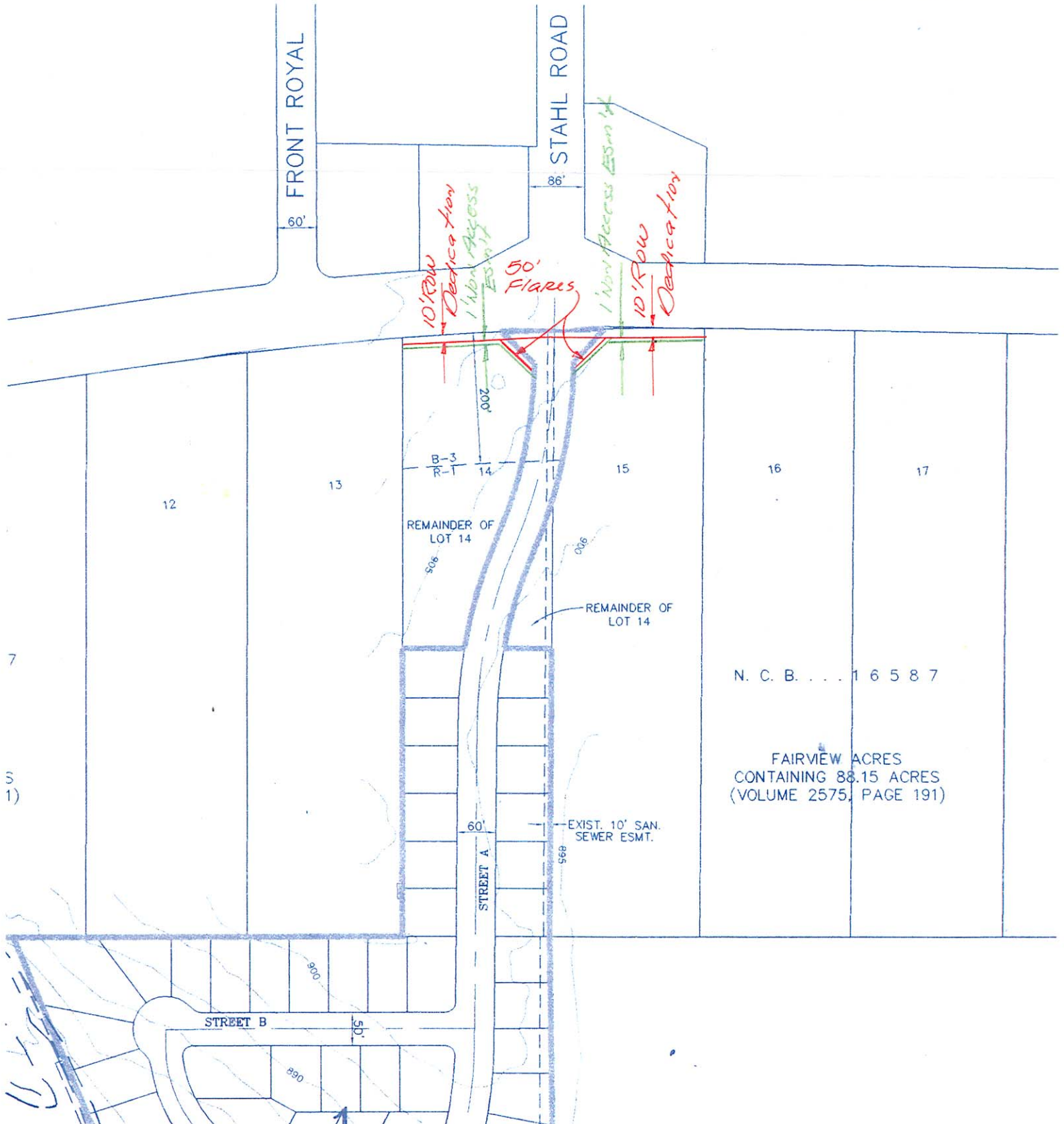
Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Elorriaga Development Consultants, Inc

RECEIVED  
01 FEB -1 AM 11:14  
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LAND DEVELOPMENT  
SERVICES DIVISION





**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

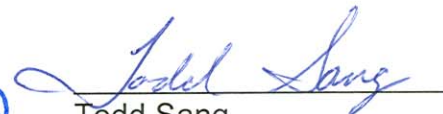
COPIES TO: File

SUBJECT: Leano Heights POADP Level 2 T.I.A.

Date: March 12, 2001

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Leano Heights POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of single family detached housing and a small shopping center, this property is estimated to generate 748 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through two residential collector streets, one on Nacogdoches across from Stahl and one on Toepperwein. Additional access for the residential portion is provided to the south of the development through the Westface local stub-out street. The shopping center will have one driveway on Nacogdoches and one on the neighborhood collector.

  
Todd Sang  
Senior Engineering Technician

DMD  
3/14/01

Approved by:

  
Razi Hosseini, P.E.  
Assistant City Engineer

# EDC

ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

RECEIVED

01 MAR -5 AM 10:25

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

March 2, 2001

Mr. Emil Moncivais  
Director of Planning  
Municipal Plaza Building, #rd Floor  
114 W. Commerce  
San Antonio, Texas 78205

RE: Leano Heights POADP

Dear Mr. Moncivais,

Submitted herewith are eight copies of the POADP with comments addressed as follows:

- 1) A median for speed control has been indicated on Street "O".
- 2) A 10-foot TxDOT dedication has been added to the frontage of my client's property along Nacogdoches Road. Please note that my client does not own Lot 15, therefore cannot dedicate that portion of right-of-way. My client is purchasing part of Lot 15 as required for the Street "A" right-of-way. This is being done to align Street "A" with Stahl Road.
- 3) I expect approval of the TIA to be forthcoming.

Redlined plan is enclosed with this resubmittal.

Sincerely,



John Elorriaga



# EDC

ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

RECEIVED  
01 JAN 25 PM 1:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

January 24, 2001

Mr. Mike Lara  
North East Independent School District  
Community Relations  
Planning and Research Department  
8961 Tesoro Drive  
San Antonio, Texas 78217

Re: Leano Heights Residential Development POADP

Dear Mr. Lara,

This letter is to notify NEISD that the referenced development is located within the District and the development process will commence with the submittal of a Preliminary Overall Area Development Plan to the City of San Antonio.

Leano Heights Residential Development is situated on 136 acres at the northeast corner of the Nacogdoches Road and Toepperwein Road intersection. The property is zoned R-1 with the proposed land use being single family residential.

The current overall development plan (attached) identifies 564 single-family residential lots. A portion of the property along Nacogdoches Road is zoned for commercial use and at this time we have not identified a specific use.

Development of the property is expected to occur in 7 phases with an anticipated average of 80 lots sold per year. Home construction is expected to begin in January 2002.

Should you have any questions, please call.

Sincerely,



John Elorriaga

# EDC

ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

RECEIVED  
01 JAN 25 PM 1:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

January 25, 2001

Mr. Todd Sang  
Traffic Engineering Department  
Department of Public Works  
Municipal Plaza Building, 8th Floor  
114 W. Commerce  
San Antonio, Texas 78205

RE: Leano Heights POADP

Dear Mr. Sang,

Submitted herewith are three copies of the Level 2 Traffic Impact Analysis prepared for the referenced development. Also enclosed is the \$800 review fee.

Please note that on this date we have submitted the POADP for city review. I am the contact person for the developer, however Joe Nix will respond to technical issues related to the TIA.

Please call if you have any questions. Thank you.

Sincerely,

  
John Elorriaga



ANTONIO & ROSALIA LEANO  
12734 CRANES MILL  
SAN ANTONIO, TEXAS 78230

1170

30-9/1140

JAN 22 ~~X~~ 2001

Pay To The Order Of

CITY OF SAN ANTONIO

\$ 381.10

= THREE HUNDRED EIGHTY ONE 10/100 U.S. =

Dollars

© Circle American



Frost National Bank  
San Antonio, Texas 78296

LEANO HEIGHTS

For

Application Fee POADP

*[Signature]*

DEI  
LAN  
SER

⑆114000093⑆ 1170 01 5767504⑈

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2087188

AMT ENCLOSED

50-04-5573  
ANTONIO & ROSALIA LEANO  
12734 CRANES MILL  
S.A. TX. 78230

AMOUNT DUE 381.10  
INVOICE DATE 1/30/2001  
DUE DATE 1/30/2001

PHONE: 000 - 0000

POADP  
LEANO HEIGHTS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/30/2001	2087188	50-04-5573	1/30/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/29/2001		CK#1170	LEANO HEIGHTS
END	01/29/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

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# ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

3308 BROADWAY, SUITE 205 SAN ANTONIO, TEXAS 78209

TEL: 210-832-9791 FAX:210-832-9793

## TRANSMITTAL

DATE: March 19, 2001

TO: Mike Herrera  
Planning Dept

FROM: John Elorriaga

RE: Leano Heights POADP

JOB NO.:

## ENCLOSED:

8 copies (detail added as requested)

RECEIVED  
01 MAR 19 PM 2:43  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

## REMARKS:

Thanks

# ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

3308 BROADWAY, SUITE 205 SAN ANTONIO, TEXAS 78209

TEL: 210-832-9791 FAX: 210-832-9793

91 JAN 25 PM 1:09

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

## TRANSMITTAL

DATE: January 25, 2001

TO: Michael Herrera  
Department of Planning

FROM: John Elorriaga

RE: Leano Heights POADP

JOB NO.:

## ENCLOSED:

POADP application submittal

## REMARKS:

Please note that the Traffic Impact Analysis was submitted directly to Todd Sang (see enclosed letter).



DATE: 7/5/01 Order # 1837

## Mission Courier

723-B LOCKHILL-SELMA RD. • SAN ANTONIO, TX 78216

377-2387

## COURIER DATA:

ID # <u>35</u>	TIME:	LOCATION/ID #
ID #	TIME:	LOCATION/ID #
ID #	TIME:	LOCATION/ID #

FROM

EDC  
7316 Broadway #205  
SAT 78209Time Called: 8:20

## MENU:

- ☐ One Hour  
☐ Two Hour  
☒ Four Hour 12:30  
☐ Shuttle  
☐ Round Trip

TO

Dept. of planning  
Municipal plaza Bldg 4th floor  
114 Commerce  
SAT 78209Attn: Mike Herrera

Carrier Liability for loss or damage shall not exceed  
a value of \$50.00 for goods carried under this Bill of  
Lading.

Instructions / # of Items / Ref: 990091 pkg

## ACCOUNTING DATA:

<input type="checkbox"/> Pick Up Attempt	
<input type="checkbox"/> Delivery Attempt	
<input type="checkbox"/> Wrong Address	
<input type="checkbox"/> After Hours	
<input type="checkbox"/> _____ Miles	
<input type="checkbox"/> _____ Minutes	

1. DDTime: 10:20

2.

Time: \_\_\_\_\_